

Application ref: 2021/4289/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
75 Belsize Lane
London
NW3 5AU

Proposal:

Erection of a single storey front porch area, new door to front elevation, replacement of boundary treatments to the front, removal of brick piers over garage and reinstatement of balcony balustrade on first floor and replacement of all windows and glazed doors on the front elevation.

Drawing Nos: E000 (Rev PL2), E101 (Rev PL3), E111 (Rev PL2), E201 (Rev PL3), E301 (Rev PL2), E311 (Rev PL2), 321 (Rev PL2), P101 (Rev PL34, P111 (Rev PL4), P201 (Rev PL4), P301 (Rev PL3), P311 (Rev PL4), 321 (Rev PL3) and Character of the Area document (PL2)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans E000 (Rev PL2), E101 (Rev PL3), E111 (Rev PL2), E201 (Rev PL3), E301 (Rev PL2), E311 (Rev PL2), 321 (Rev PL2), P101 (Rev PL34), P111 (Rev PL4), P201 (Rev PL4), P301 (Rev PL3), P311 (Rev PL4), 321 (Rev PL3) and Character of the Area document (PL2)

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The application site is located within Belsize Park Conservation area but is not identified as a positive contributor to the character and appearance of the Conservation area.

The front porch is considered subordinate in terms of the front elevation and is sufficiently set back from the front of the street. Whilst there is an existing build in the form of a garage, which was approved in the 80's, the front porch only extends 0.7m out from the front and maintains the appearance of the entrance and wider front elevation. The canopy does extend to 1.3m however the subordination still remains and this element preserves the character of the property and conservation area.

In terms of the alterations to the front fenestrations, replacement windows, timber slatted fence and reinforcement of the existing balcony to the front are all supported considering they preserve the front facades character. The materials of timber for the fence and aluminium frames are supported as they are either what is existing or in the case of the windows replacing uPVC.

The proposals are all to the front, therefore, due to the context, there is very little opportunity for impact to amenity. The front extension on the shared boundary of no.77 is only extending 1.3m and whilst this may block some limited daylight this will be very minimum and is only for the front door of no.77 so no habitable rooms will be affected.

In terms of the balcony, there does appear to be some impact to privacy and perceived overlooking for no.73. However, whilst there is not planning history for the structure, it has been there for over a decade therefore meaning it has deemed consent. This means to reinforce it as proposed, does not further impact on amenities compared with the existing arrangement and therefore is acceptable.

The development is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision, the Belsize CAAC have removed their objection following revised drawings and amendments. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.


- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer